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A Kelowna  
Tradition.  
A Brand-  
New Era

16

Businesses  
Thriving on  
Creativity



# WE ARE Kelowna's Creative Heart

## Welcome to the Landmark District.

Over the past 20 years, Kelowna has been undergoing a renaissance. A transformation from an agricultural community into a flourishing centre for commerce and creativity. The Landmark District has helped fuel this change—and undergone our own transformation along the way. Over the past four decades, we have grown from a traditional business district into something more. A hub for innovation and diversity. A growing community eager to connect, collaborate, and thrive.

It's time to embrace all that we've become. It's time to rethink our public spaces to encourage connection and make coming to work a joy every day. It's time to let our creativity shine and nurture pride in our leaders, thinkers, makers, and doers. It's time to continue what we started. We are at the heart of a bright future. A future that honours everything we love about Kelowna while moving it forward.

A handwritten signature in white ink that reads "Lisa Lock". The signature is fluid and cursive.

Lisa Lock  
Chief Executive Officer

# Dive into the Landmark District experience

## 6

A Dynamic City-Within-a-City



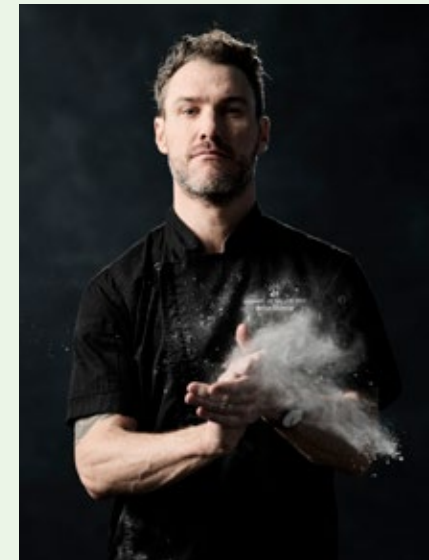
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A Kelowna Tradition. A Brand-New Era.



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The Next Generation of Innovators



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World-Class Workspaces in Kelowna's Heart



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A Community Driven by Connection



# A Hub for Business and Creativity

Located in the geographic centre of Kelowna, the Landmark District is also at the core of our city's future. Entirely planned, built, and managed by Stober Group, our growing community is filled with a diverse mix of businesses, as well as art, food, and culture. It's a welcoming, ever-changing environment designed by and for the people of Kelowna.

1957 — 1980s — 1990s — 1995 — 1997 — 2000s



Al Stober founds his namesake company, Al Stober Construction. His early projects demonstrate his deep commitment to innovation, service, and quality, setting the tone for the six decades to come.



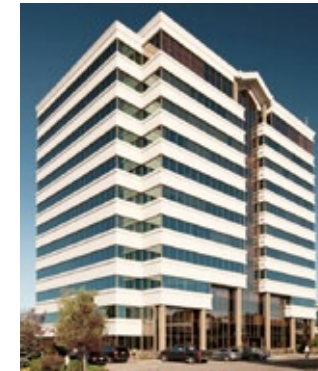
After two decades focusing on residential properties, Al is early to recognize a need for Class A office space in the Kelowna area. He dismisses downtown sites due to cost and a shortage of parking and zeroes in on the land that now is Landmark District.



Al's vision of a new commercial centre gains momentum, and initial land-use contracts are put into place. A trip to Phoenix convinces him that taller concrete buildings, rather than short wood-framed ones, will better position Kelowna for the future.



Landmark 1, the district's first building, opens its doors. A major government agency and the accounting firm Crowe Mackay become early tenants, sparking an influx of businesses from downtown.



Demand grows for office space within the Landmark District, prompting the construction of Landmark 2—Kelowna's tallest building at the time. Tenants are attracted by the convenient location and well-maintained buildings, as well as Al Stober Construction's fair pricing and responsiveness as a landlord.



In collaboration with the city, Al Stober Construction grows the district into a dynamic business hub. Landmark 3, 4, and 5 target the emerging tech industry, with built-in infrastructure and networks connecting businesses within the district.

2012 — 2017 — 2019 — 2022 — 2022 — 2024



The completion of Landmark 6, an impressive 18-storey building, significantly elevates the district's skyline, pushing the boundaries of height in the area.



While walking in the district, Al's daughter, Carolyn, stumbles due to the lack of sidewalks. She initiates conversations about making the entire Landmark District more walkable and welcoming, leading to a bold new vision of an urban community that's vibrant day and night.



With the involvement of the second generation of the Stober family, the Landmark District moves closer to its future as a complete urban neighbourhood. The District Market opens, bringing new food options and new life to the area.



Landmark 7 is completed. The district's flagship tower, it epitomizes the modern workplace with cutting-edge boardrooms, an exclusive fitness centre, and 8,000 square feet of convention space.



Stober Group also opens the Tree of Hope Plaza, an inviting space for locals to walk through, linger in, and enjoy. The public plaza offers new opportunities for community events, as well as pedestrian access to the District Market and the Parkinson Recreation Centre.



Over the course of four decades, The Landmark District has redefined Kelowna's urban landscape, becoming a sought-after business destination, a lively community, and a home for local events, including the Kelowna Farmers' and Crafters' Market.

# A Dynamic City-Within-a-City

At Stober Group, we're on a mission to transform the Landmark District into a world-class community that people will be proud to work, live, and play in for generations to come. We're laying the foundation for a complete commercial and residential neighbourhood that's alive day and night—a culinary mecca where music thrives, and art is celebrated. Here's how we're doing it.



## Building Neighbourhood Character

### Progressive Design

With every new project, we're focusing on innovation, architectural design, and sustainability.

### A Home for Artists

We're supporting local artists and creative institutions to create a venue for the arts in Kelowna.

### Local Culture

We're educating the wider public about the local culture that's already thriving at the Landmark District.

### Green Spaces

We're integrating nature into our neighbourhood in a way that connects people to the beauty of the Okanagan.

### Activated Spaces

We're bringing new energy to our public spaces with events and activities ranging from farmers' markets to concerts.

### Accessible Spaces

We're creating a truly walkable community with dedicated pedestrian experiences that foster moments of connection.

# A Fresh Approach To Public Spaces



**Social**

We're nurturing a spirit of togetherness through community gatherings, moments of joy and a sense of play.

**Connected**

We're using technology and media to bring our message of connection into Kelowna's future.

**Celebrated**

We're raising up the people and organizations that inspire our community and move us forward.

# Moving Community Forward

## A Kelowna Tradition. A Brand-New Era.

The Kelowna Farmers' and Crafters' Market has fueled genuine community connections for more than 28 years. It's where local businesses get their start, where growers, artisans and neighbours mix, and where families spend time together. In its centrally located home in the Landmark District, this beloved market will continue to expand and attract people from across the region.

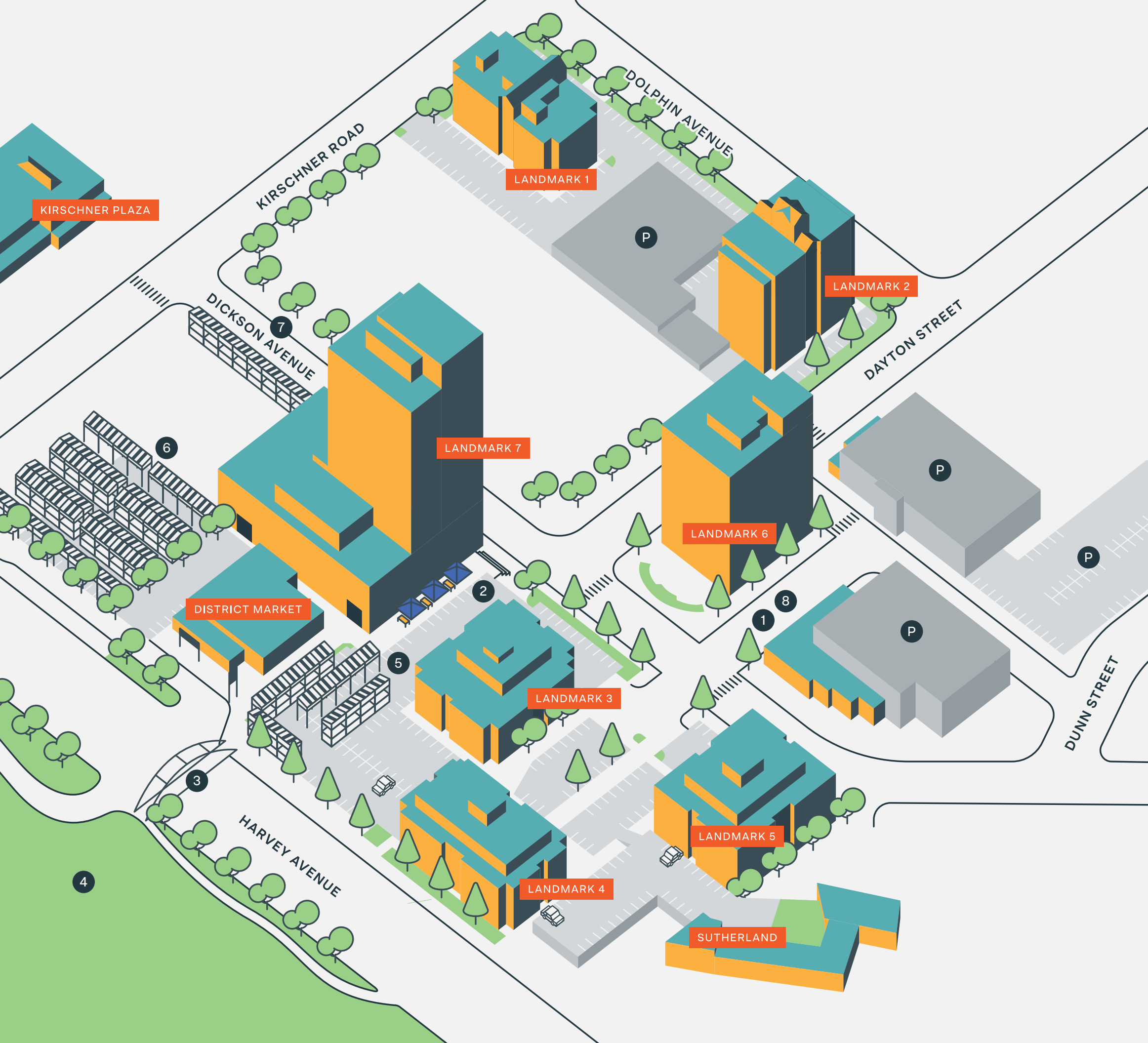


Find the inspiration for your next meal in Okanagan Valley's abundant harvests. Experience the taste and smells of local fruits and vegetables and bond over a shared appreciation for farm-fresh produce, local cheeses, homemade bread, and more.



# A Growing Community to Explore

The Landmark District is a destination for locals built by a local team that's deeply committed to the future of our region. Strategically positioned in the centre of Kelowna, our neighbourhood has over one million square feet of retail, restaurants, and office space spread over 15 acres. Here, cutting-edge towers elevate Kelowna's skyline while thoughtful public areas provide space for leisure, connection and community events.



## Features

- ① Landmark 6 Courtyard
- ② Landmark District - Tree of Hope Plaza
- ③ Pedestrian Overpass
- ④ Parkinson Recreation Centre
- ⑤ Farmers' Market Zone 1
- ⑥ Farmers' Market Zone 2
- ⑦ Farmers' Market Zone 3
- ⑧ Farmers' Market Zone 4
- P Landmark District Parking

A group of diverse people are seated at a long table in a restaurant, engaged in conversation and eating. The table is set with plates of food, glasses of beer, and water. The atmosphere is casual and social. In the background, a kitchen area with a red wall and a person in a white uniform is visible. The lighting is warm and indoor.

There's Always  
Something  
Happening  
at Landmark



# A Community Driven by Connection

The Landmark District is home to a variety of engaging events that make coming to work fun. Your team can cap off their workday with an open-air concert, a workshop, or a stop at the farmers' market to grab supplies for dinner. Ranging from lively to relaxed, these in-person experiences make a compelling case for heading back to the office.



## Workshops That Inspire and Engage

Whether it's learning the art of mixology or crafting canapés, our workshops bring together expert insights in a creative atmosphere.



## Kelowna Farmers' and Crafters' Market

The Landmark District hosts the region's most iconic market for farm-grown produce, artisan crafts, locally made food, and live music.



## Health and Wellness Experiences Designed to Transform

From outdoor yoga and on-site fitness facilities to the breathtaking open-air lounge in Landmark 7, our district offers a range of opportunities to relax and recharge.

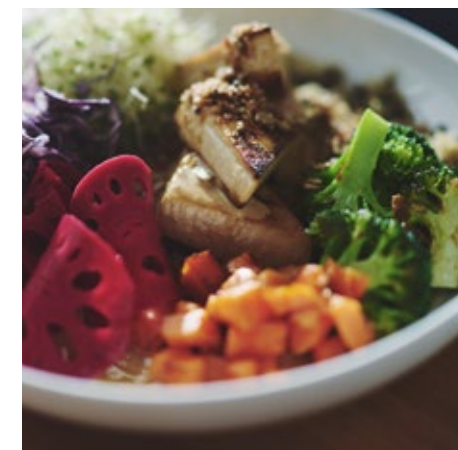


Frankie We Salute You Restaurant + Bar



## The Next Generation of Innovators

The Landmark District is home to an energetic community of business leaders and professionals, makers and doers—the people leading Kelowna into its next chapter. Optimistic, diverse, and local-minded, they represent all that makes our region unique.



# World-Class Workspaces in the Heart of Kelowna



Nestled in the heart of the city, the Landmark District is Kelowna's foremost business and lifestyle hub. With swift access to Highway 97, we are just five minutes from both downtown Kelowna, and 20 minutes from Kelowna International Airport and the University of British Columbia's Okanagan Campus. Office spaces in the Landmark District are designed to foster employee engagement, drive collaboration, and facilitate learning and

mentorship for high-performing teams. We offer a wide variety of office leasing plans and space configurations, ensuring the flexibility to meet your specific needs. Whether you're looking for a more intimate workspace or an expansive environment spanning entire floors, we have the ideal solution for your business and team.

# Experience the Stober Advantage

Create your ideal workspace with Stober Group Tenant Improvement Services—an exclusive offering tailored for tenants in the Landmark District.

Our exclusive service is dedicated to Landmark District tenants, prioritizing the well-being and prosperity of businesses in our district over profit-driven goals. With over 25 years of experience in building in the Okanagan, we have cultivated strategic relationships that allow us to offer highly competitive pricing. Our accelerated construction timelines are made possible by the strong relationships our trades have with the tenant improvement team, ensuring they are always on-site and prepared to efficiently complete the job.

Our knowledge and understanding of our Landmark District buildings sets us apart, providing a strong advantage to our tenants from the conceptual stages of design through to construction and occupancy. This, coupled with our long-term relationships in the development and construction industry, enables us to streamline behind-the-scenes activities such as trade selection, permitting, and customized design to meet the unique requirements of each building. We pride ourselves on maintaining a continuous connection throughout the tenant improvement process, accelerating all stages for optimal outcomes.



Wellington-Altus meeting areas, Landmark 7



Wellington-Altus reception, Landmark 7

## Cutting-Edge Features

### State-of-the-Art Boardrooms

Host a meeting or event in one of our bookable meeting rooms, exclusively for tenant use.

### Secure Bike + E-Bike Storage

Bike storage, complete with extra space for e-bikes, is monitored via video and FOB access for added security.

### Innovative Technology

A dark fibre network, fast AGILE-driven elevators, and other leading-edge features maximize efficiency.

## Advantages

### Support

We build it, we maintain it. We are a part of your Landmark District community which means, long after the construction is complete, our designers and construction crew are on-site, ready to assist you.

### Partnership

We are a family-owned business that values our tenant relationships. We want to make it as seamless as possible for you to update your space and grow your business.

### Excellence

We hold our quality of workmanship to the highest standard. Our team of seasoned professionals have an extensive track record in delivering unparalleled results in a timely manner.

## Well-Being and Convenience

### Tree of Hope Plaza + 7th-Floor Lounge

Relax in our public plaza or Landmark 7's open-air lounge with unparalleled views.

### Childcare Facilities

Childcare options for kids up to age five means a single commute for working families.

### 24-Hour On-Site Security

Our team provides peace of mind for the people who work and live in and around our district.



The Landmark District is more than just a place to work—it's a vibrant urban oasis that fosters community. We go beyond mere ambiance, helping to reshape corporate culture with amenities that nurture collaboration and belonging.

## Best-in-Class Amenities

### Two Fitness Centres

Convenient, tenant-exclusive fitness facilities make it easier to fit exercise into your day.

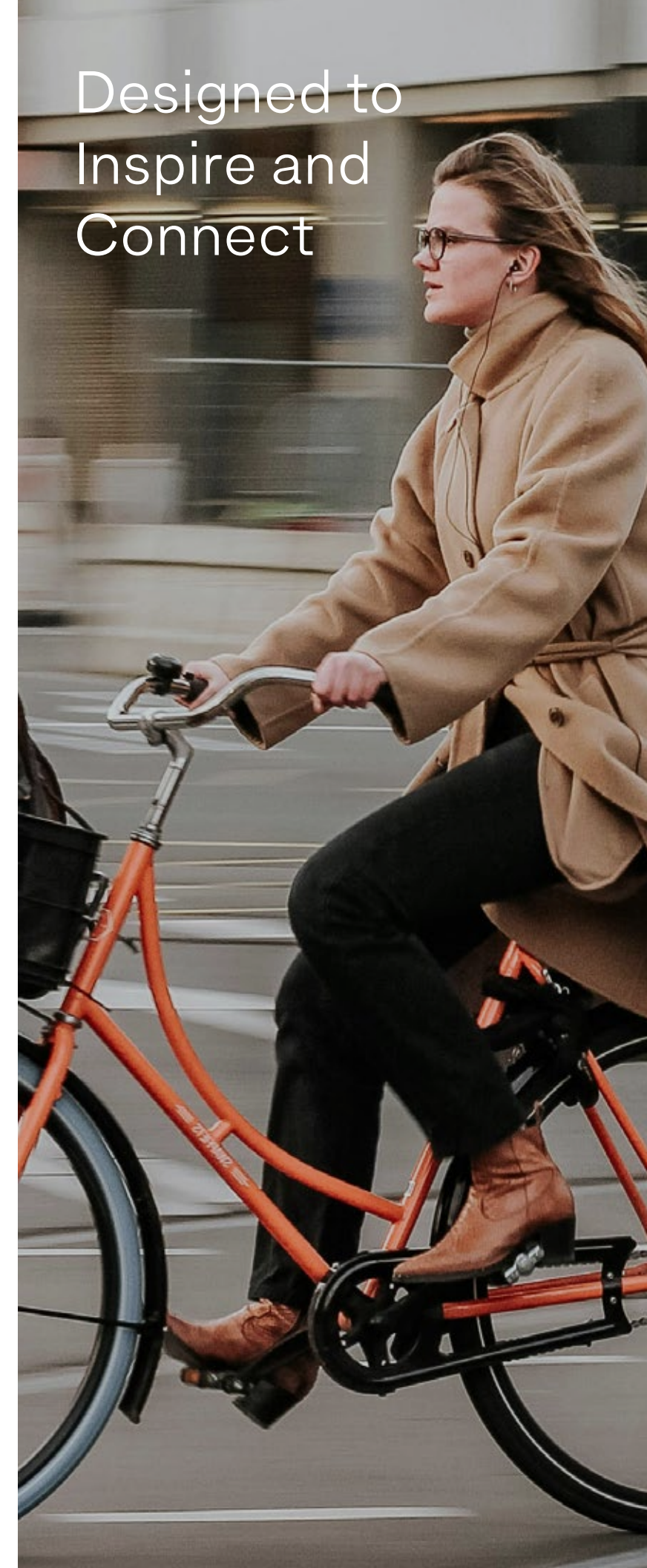
### End-of-Trip Facilities

Showers and change areas offer space to refresh after your commute on bike or foot.

### 8,000 Square Feet of Convention Space

Coming soon.

# Designed to Inspire and Connect





# Our Guiding Principles

Since 1957, Stober Group has worked to be a force for good in the communities where we live and build. Over the past six decades, we have created 1.1 million square feet of commercial space and over 1,100 residential homes, and have touched the lives of millions through our local and global philanthropic efforts—all the while remaining deeply committed to our founding principles.

# Family Owned. Community Driven.

## Stewardship

We've been given a responsibility to take care of our people, our communities and each other from the mindset of service.

## Family

The spirit of family influences how we work together and drives our holistic vision of community.

## Trust

Following through, doing what we say, and making the right decision over the easy one—this is building trust through integrity.

## Giving

Together, all of us can experience a better quality of life. Supporting our greater community gives us joy and gives our business its purpose.

## Innovation

In everything we do, we strive to do better. That means finding new ways to solve complex problems and adapt to changes in our community and the wider world.

## Collaboration

Working together, removing barriers, and supporting creative solutions between disciplines is about nurturing relationships and the true spirit of teamwork.

# Landmark

DISTRICT



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